

LATE MATERIAL (APPLICATIONS FOR DETERMINATION)

PLANNING COMMITTEE: 5th October 2021

ITEM 5 – KINGSWAY LOCAL CENTRE, KINGSWAY – 18/00852/FUL

Additional Letters of Representation

1. I am interested if when the noise survey was conducted, what road restrictions were in place in the local area. As I am aware of Naas Lane, Bristol Rd, Quedgeley village and the A38. All of which would have a huge effect on the traffic passing, as Rudloe Drive and Thatcham Avenue connect, and form a circuit of Kingsway. Due to traffic works, and current building development down Rudloe Drive I would assume that all readings would be reduced due to the accessibility in and out of the two roads.

2. A 47-page statement has been submitted by a local resident. This was sent directly to Members on Saturday by the local resident, and also forwarded to Members by the Committee section earlier today. The summary provided in the accompanying email is copied below (with the original highlighting and emphasis as submitted :

1. Glos Police evidence showing that proposed development site has **HIGHEST Crime HOTSPOT for Violent crime** for Quedgeley field court/ Quedgeley Severn Vale & kingsway areas.
2. Photos of **littering** adjacent to proposed development site.
3. Photos of **anti-social** behaviour directly next to the proposed development site
4. Photos of **drug use** at the proposed site
5. Photos of **vandalism** at the proposed site.
6. Photos of **alcohol use** at and next to the proposed site
7. Photos of **endangered species** on the proposed development site.
8. Photos of **parking contraventions and dangerous parking** directly outside the development site.
9. Evidence of **117 families at the school** have written to **oppose the proposed development** and out of 95 comments left, 94 are directly in opposition of the proposed location of the development.
10. **Opposition comments of all businesses** in opposition to the development.
11. **Opposition from local Town & Parish council** to the development.
12. Evidence to show the local centre has been reduced in size from original passed planning size.
13. Over **50 letters of complaint** from immediate residents to the proposed development with concerns not only for their and their families safety, but main concerns are for the safety of the residents of the mental complex due to noise/ anti-social behaviour/ crime/ and wrong location as well as very small garden spaces for 22 residents.

Furthermore, the 2nd noise report requested by Glos City Council Planning Committee to be undertaken was refused by the developer. The developer has ignored YOUR planning committee request for another noise report to be conducted outside of

lockdown. Their first noise report and monitoring was conducted in lockdown, during Stage 3. There were 2 other stages of lockdown to get through in April & May & June for stages 4 & 5. This meant that the large community building that is used for parties/ functions etc was not active as it was illegal for 30+ people to gather inside during the developers noise monitoring. This proves that their noise report is invalid.

I trust that the correct decision for the community & residents for the building is achieved and common sense prevails, as you could be responsible for an irreversible incident.

3.Statement from Gloucestershire County Council Integrated Disabilities Commissioning Hub and Older Peoples Commissioning Hub.

The mental health commissioning team from Gloucestershire County Council wanted to take the opportunity before the planning committee on 5th October 2021 to address some of the concerns raised at the previous planning committee held on 3rd August 2021. There were some concerns raised regarding the impact of noise on the tenants of the proposed supported living development at Kingsway. We would like to reassure you that consideration has been given to noise reduction in the building, and this is addressed in the acoustic surveys undertaken by the developer, Kitto. However, it is also important to note that the proposed tenants have no sensitivity to noise above that of other residents in the area. The proposed tenants currently reside in areas of high traffic and footfall, with a high level of noise, beyond that that has been identified at Kingsway, and areas of high levels of pollution. The proposed location has been given thought and consideration in terms of the location, building layout and associated measures to provide good quality accommodation, replacing outdated accommodation, where tenants are sharing bathrooms and the buildings have not been developed with any consideration to accessibility standards

With regards to the comments about limited outside space, most of the accommodation that the proposed individuals are currently residing in has limited outside space. The outside space in the Kingsway development is an improvement on this, providing sufficient outdoor space. In addition, one of the aspects that makes Kingsway a good location is the access to local shops, green space such as parks, and proximity to bus routes. All of which supports independence and reduces reliance on cars, which is positive for the environment. There are two similar supported living developments in Gloucester City. Due to the quality of the accommodation, the housing provider and care provider the tenants are flourishing. This is our aim for the proposed development at Kingsway, to provide high quality accommodation, managed by a good registered housing provider, with good quality onsite care and support to enable the tenants to flourish. We would like to reassure the committee that the proposed development is for individuals with medium to low level care and support needs. The tenants will have lived in the community for a long time and have long established professional and personal support network. The development will have a 24/7 staff presence and each tenant will have a number of one to one care hours

included in their care package designed to enable them to further build skills within the community with long term goals around obtaining employment.

Each individual that is offered housing will need to meet the following basic criteria:

- Be eligible for affordable housing in line with the Gloucestershire Homeseeker policy
- Have an agreed level of eligible care and support needs (low to medium)
- Be receiving support from mental health professionals

Ongoing support will be in place for each tenant, including regular reviews of support plans and risk plans

Additional consultation response

Ecology Adviser

The photos are not of a Great Crested Newt (GCN), however, the fact this species is on site would suggest that it is possible that other species of newt could be present. It is hard to accurately assess site suitability without an ecological appraisal report to refer to. Therefore, I would recommend that an ecological appraisal is undertaken to include a desk study from local records centre (which will show if there are any GCN records nearby). The nearby waterbody at Manor Farm should be assessed for its potential for GCN (Habitat Suitability Index assessment), as should any on-site ponds (although none appear to be present) and the balancing pond, should also be assessed as a minimum for the appraisal, Should the ecologist undertaking the appraisal decide that the site could be suitable for GCN, then all ponds within 500m of the site (not beyond dispersal barriers such as major roads or rivers) should be assessed for GCN suitability This should be undertaken to inform the planning decision, so prior to determination.

OFFICER RECOMMENDATION

To defer consideration of the application to enable further assessment in relation to the presence of newts on the site and its surroundings.